165.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	752,700 / 752,700
					USE VALUE:	752,700 / 752,700
					ASSESSED:	752,700 / 752,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEESAN MORRIS MELTZER-ETAL	
Owner 2:	MELTZER LORI BETH	
Owner 3:		
Street 1:	9 SURRY ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,394 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 2172 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 3 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5394.000	340,300	5,100	407,300	752,700
Total Card	0.124	340,300	5,100	407,300	752,700
Total Parcel	0.124	340,300	5,100	407,300	752,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.55 | /Parcel: 346.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 109251
GIS Ref:
GIS Ref:
Insp Date: 07/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	344,800	5100	5,394.	407,300	757,200	757,200	Year End Roll	12/18/2019
2019	101	FV	268,600	5100	5,394.	407,300	681,000	681,000	Year End Roll	1/3/2019
2018	101	FV	267,600	5100	5,394.	360,700	633,400	633,400	Year End Roll	12/20/2017
2017	101	FV	267,600	5100	5,394.	302,500	575,200	575,200	Year End Roll	1/3/2017
2016	101	FV	267,600	5100	5,394.	302,500	575,200	575,200	Year End	1/4/2016
2015	101	FV	253,200	5100	5,394.	261,800	520,100	520,100	Year End Roll	12/11/2014
2014	101	FV	253,200	5100	5,394.	253,100	511,400	511,400	Year End Roll	12/16/2013
2013	101	FV	253,200	5100	5,394.	240,900	499,200	499,200		12/13/2012

!12778!

PRINT

Date	Time
12/11/20	02:49:47

LAST REV

Date	Time
08/23/18	14:48:00

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12778

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15083-520		6/1/1983		80,000	No	No		Y

USER DEFINED

Prior Id # 1:	109251
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2017	1358	Redo Kit	35,000	C				
5/16/2000	349	Alterati	35,000	C				FINISH 2ND FLOOR-A
8/9/1996	400		30,000					21X14 2 ST ADDITIO
7/8/1996	305	Manual	18,000					REPLACE PORCHES/WI

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	Meas/Inspect	CC	Chris C
10/28/2008	Meas/Inspect	189	PATRIOT
12/2/1999	Meas/Inspect	270	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5394		Sq. Ft.	Site		0	70.	1.08	8									407,273						407,300	

Total AC/HA: 0.12383 | Total SF/SM: 5394 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,273 | Spl Credit | Total: 407,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:	1	Rating:	Fair
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16673231
Const Adj.:	1.02989697
Adj $ / SQ:	156.210
Other Features:	104250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493257
Depreciation:	152910
Depreciated Total:	340347

COMMENTS

W.I.P. CK IN & OUT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 2

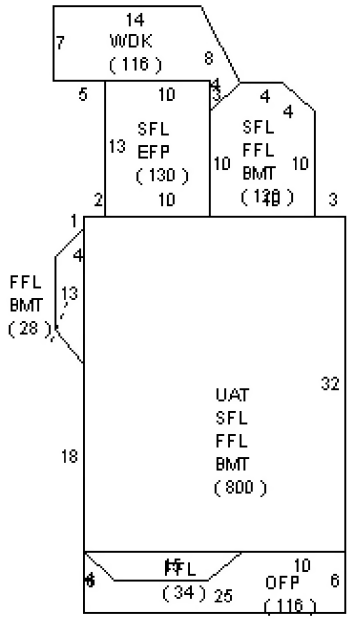
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	156.21
Special Features:	0	Val/Su Net:	96.08
Final Total:	340300	Val/Su SzAd	167.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,050	156.210	164,020
FFL	First Floor	982	156.210	153,398
BMT	Basement	948	46.860	44,426
UAT	Upper Attic	200	76.480	15,296
EFP	Enclos Porch	130	49.610	6,449
OFP	Open Porch	116	31.640	3,671
WDK	Deck	116	15.060	1,747
	Net Sketched Area:	3,542	Total:	389,007
Size Ad	2032	Gross Are	4142	FinArea 2172

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	70	F	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	101			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc